LU/137/06/TC

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	-	Application to fell 2 No. Leylandii Trees Within the Littlehampton (Sea Front) Conservation Area. 1 Beach Mews, Western Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The two Leylandii trees are located to the rear of the property.
SITE AREA	Approximately 130 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The rear of the site has numerous tree stumps- presumably Leylandii - and one small coniferous tree of unknown type.
BOUNDARY TREATMENT	The front boundaries are open with red brick walling at approximately 2 metres and close boarded fencing at approximately one metre in height to the rear.
SITE CHARACTERISTICS	A two-and-a-half storey end-of-terrace property. There are red brick, natural stone and smooth rendered elevations painted cream in colour. The roof is pitched with slate tiles. There is an integrated garage and a bay window to front on the second floor.
CHARACTER OF LOCALITY	Situated along a residential road within a Conservation Area; there are three storey flats and two-and-a half storey terraced properties in the vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/113/06/TC	Felling of 1 no. Fir tree within the Littlehampton (Sea Front) Conservation Area.	No objection 19-05-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Awaited.
~~Local Groups~~ CONSERVATION AREA ADVISORY COMMITTEE	~~None~~ No COMMENT.
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturalist	No objection to the felling of these two Leylandii. They are not under a Tree Preservation Order and neither are they worthy.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built Up Area Boundary Tree Preservation Order 2/58 Within Designated Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH4
Arun District Local Plan : GEN7, AREA2
DETR TPO's : A Guide to the Law & Good Practice

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG15	- Planning and the Historic Environment

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPO's, are not specific to trees.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states:-

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees ... they may for that purpose make an order."

The works to the trees are to be determined with regard to public visual amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan or legislative background.

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CONCLUSIONS

The two Leylandii trees located to the rear of the property are separated by only approximately 0.1 of a metre and due to this proximity exhibit interlocking crowns which ostensibly form one tree. However, there are two Leylandii trees and both are considered not to be prominent within the street scene and offer limited visual amenity value due to a rear location.

Further, the Council's Arboriculturalist has inspected both Leylandii trees and determined that no objection be made to the felling since the trees are not under a Tree Preservation Order, nor worthy of one either.

Therefore, it is recommended that no objection or Tree Preservation Order be made and works should proceed as per the application.

LITTLEHAMPTON

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Application to fell 2No Leylandii Trees Within the Littlehampton (Sea Front) Conservation Area

1 Beach Mews
Western Road
Littlehampton

RECOMMENDATION

No Objection